



4 River Court

Tavistock, Devon, PL19 0HL

Price - £139,000



Property

Well-presented one bedroom modern house, situated on a well-established development of similar properties within walking distance of the town centre and benefitting from communal grounds, an allocated parking spot for the property and visitors parking. The property is currently tenanted, and it is thought that this could appeal as an investment opportunity.

The accommodation briefly comprises: sitting room/dining room, kitchen, bedroom, bathroom, store shed, UPVC double glazed windows and gas fired central heating, communal gardens, parking.

Accommodation

Entrance door leads to:

Sitting/Dining Room – 12' 8 x 8' 5 (3.87m x 2.56m)

UPVC double glazed Bay window with deep sill, radiator, staircase rises to the first floor, access to:

Kitchen – 9' 2 x 8' 8 (2.79m x 2.67m)

Range of wall and base cupboards with stainless steel sink and mixer taps, built-in 4-ring gas hob with cooker hood over, integrated oven, space and plumbing for automatic washing machine, wall mounted Logic gas boiler, radiator, spotlights, large under stairs storage cupboard, UPVC double glazed window to the front.



First Floor Landing

Access to the loft space, doors to:

Bedroom – 12' 8 x 9' 3 (3.87m max x 2.82m)

Dual aspect room with UPVC double glazed window to the front and further UPVC double glazed window to the side, over stairs storage cupboard, radiator.

Bathroom – 6' 5 x 5' 12 (1.96m x 1.82m)

Fitted with panelled bath with shower attachment and mixer taps, pedestal wash hand basin, low level w.c., heated towel rail, obscure UPVC double glazed window.



Outside

By the entrance door there is access to a useful storage shed. The property benefits from delightful communal gardens, visitors parking and an allocated parking spot for the property.

The management of the development is well run with a surplus of funds to maintain the estate, current management costs are £600 per annum and £160 per annum for insurance.

The property has a 999 year lease which commenced in 1982.

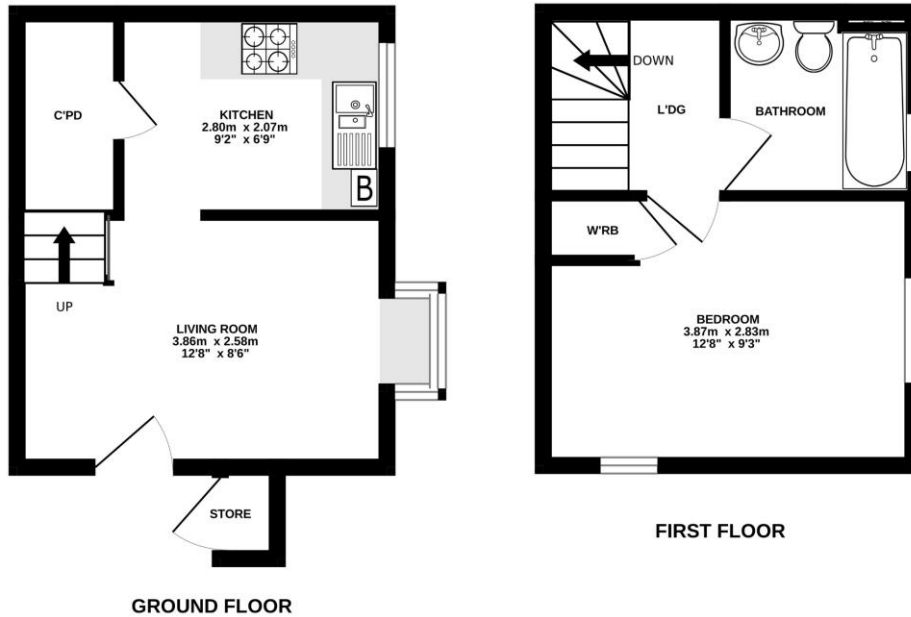


COUNCIL TAX: Band A

LOCAL AUTHORITY: West Devon Borough Council

POSTCODE FOR SAT NAV: PL19 0HL

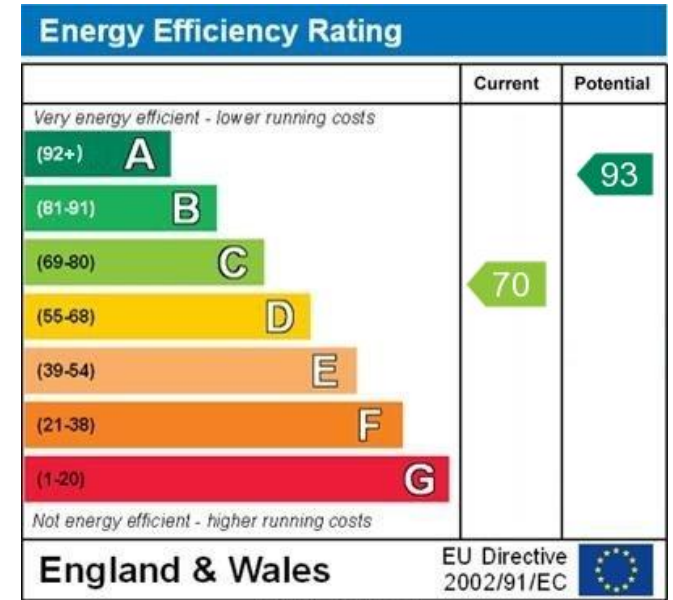




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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